

KIRKMAN STATION

SWC Raleigh Street and S Kirkman Road
Orlando, FL 32811

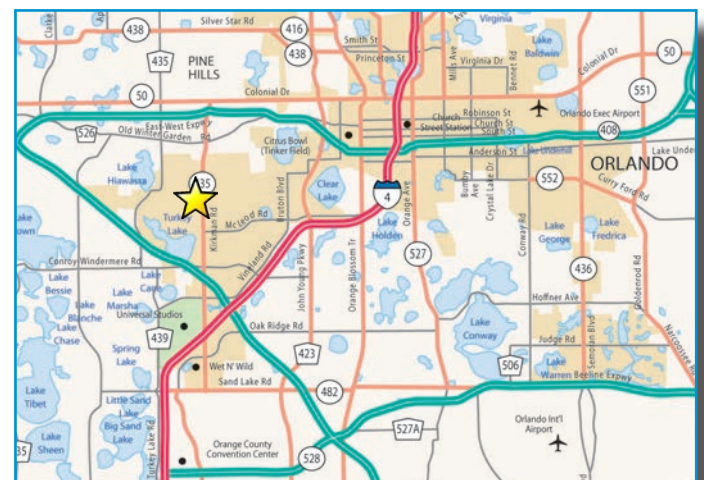
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Property Highlights

- New development anchored by 24 Hour Fitness, Wawa and Arby's.
- 1.62 AC outparcel available for sale, ground lease, or build-to-suit.
- Parcel can be subdivided for smaller users.
- Located at the hard corner and lighted intersection of S. Kirkman Rd. and Raleigh Street.
- Shared access with Valencia College with 29,744 students and approximately 1,550 faculty and staff.
- Property sees more than 70,000 vehicles per day.
- Densely populated area with more than 3,300 multifamily units within half a mile.

Location Map



Demographics

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Total Population	22,056	113,288	271,579
Daytime Population	5,338	55,469	179,912
Households	9,127	42,572	98,068
Average HH Income	\$53,704	\$55,807	\$57,581
Multifamily Units	4,705	16,503	35,672

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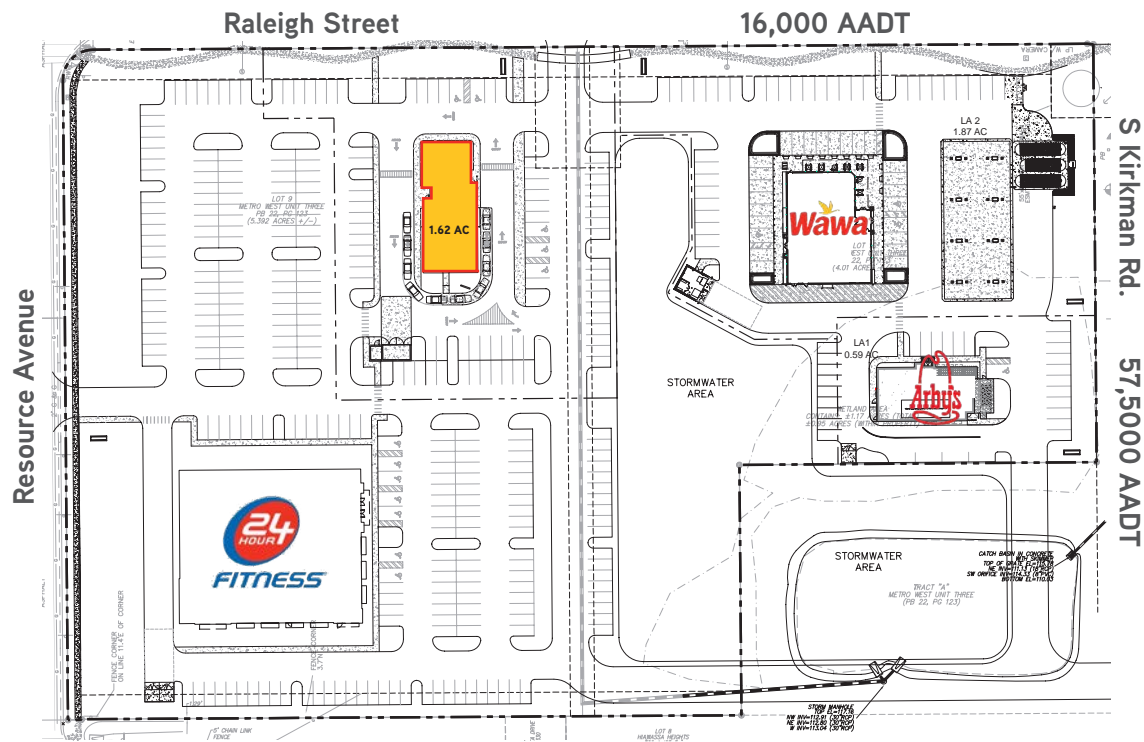
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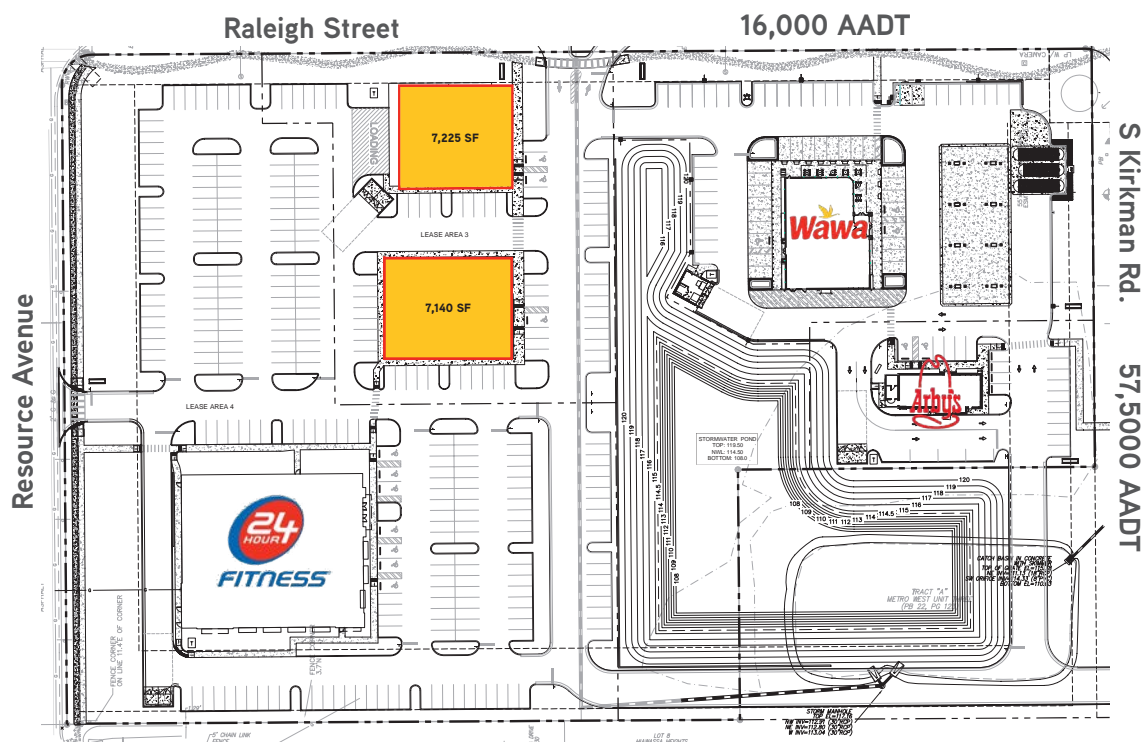
SITE PLAN OPTIONS



Concept 1



Concept 2



 Available

MARKET AERIAL

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